

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30 -32		HEMLOCK ST, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	ADMANFRED LLC - #30		
Owner 2:	HE LEON JIE - #32		
Owner 3:			
Street 1:	12 WICKHAM RD		
Street 2:	CONDO CONVERSION		
Twn/City:	WINCHESTER		
St/Prov:	MA	Cntry:	
		Own Occ:	N
Postal:	01890	Type:	

PREVIOUS OWNER

Owner 1:	MANANDHAR MANOJ & KIRAN -		
Owner 2:	-		
Street 1:	369 MASSACHUSETTS AVE #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 5,317 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
104	Two Family		5317		Sq. Ft.	Site		0	70.	1.09	5									405,657						405,700			
Total AC/HA:			0.12206	Total SF/SM: 5317		Parcel LUC:		104	Two Family			Prime NB Desc:		ARLINGTON						Total:		405,657	Spl Credit				Total:		405,700

